

**Hyde Park City Council Meeting
113 East Center Street
Hyde Park, Utah**

January 28, 2015

The Hyde Park City Council meeting of January 28, 2015 began at 7:00 p.m. and was conducted by Council member Randall.

City Officials Present

Council members: Brent Kelly, Robert Christensen, Bret Randall, Sharidean Flint, and Charles Wheeler; North Park Police Chief: Kim Hawkes, Planning & Zoning members: Mark Lynne and Mark Hurd, Police Chief: Kim Hawkes, Building Inspector: Darrin Hancey, Public Works Director: Mike Grunig Fire Chief: J Downs and City Recorder: Donja Wright.

Others Present

Scott Thorsen, Jason Larsen

Prayer or Thought: Council member Randall

Pledge of Allegiance: Council member Christensen

Adoption of Agenda: Council member Randall moved that the Hyde Park City Council approve the agenda for the January 28, 2015 Hyde Park City Council meeting as presented. Council member Kelly seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5-0.

Citizen Input: No Citizen Input

Discuss Sewer and Water lines to the Larsen / Miller Subdivision on 3100 North 200 West:

The Council received a letter from members of the LUA (Mike Grunig, Darrin Hancey, Jay Downs, and Susan Balls) discussing an LUA meeting that they had with representatives from Larsen Miller Development. In the meeting, Scott Thorson, developer for the Larsen Miller subdivision, informed the LUA that the 10" water line the City was going to install will not create enough flow for their ESFR (Early Suppression Fast Response) fire suppression system. The letter recommended that the Council consider installation of an 8" water line from 3100 North to the Larsen Miller property line at 200 West and an 8" water line along the future 200 west from 3200 North to the Larsen Miller property line. With the construction of the development, the water loop would be completed. The water line loop would cost about \$95,000.00 and would create a flow of 2233 gpm meeting the needs of the Larsen Miller subdivision and any future businesses that will locate to that area. Scott Thorsen and Jason Larsen approached the Council and informed them that the water line plans looked acceptable. They informed the Council that the plan is to build two industrial buildings and many of their previous tenants at other locations required an ESFR sprinkling system, which requires more water flow and the original plan did not meet the needs of the development.

In the LUA meeting, the representatives from the Larsen Miller Subdivision informed the LUA that when they first met with the City, they were under the impression that the City would install a sewer line to their property line. Council member Randall informed Mr. Thorsen and Mr. Larsen that it is typically the developer's responsibility to bring the sewer line to their property. The sewer line is currently coming off of 200 North and will require 700 ft. of line to bring it to the property. Mr. Larsen informed the Council that North Logan has water, sewer and storm water on 3100 North, and they have the option of working with North Logan City to provide these services. Fire Chief Downs informed Mr. Larsen that the water flow from North Logan is not adequate to operate the ESFR at the same requirements that they had presented to Hyde Park City. Council member Randall informed Mr. Larsen that in order to de-annex from Hyde Park City, they would need City Council approval and the Council was not interested in approving such a request. Mr. Larsen informed the Council that he was hopeful that the City and the Developer could share the cost. He requested that the City bring the sewer line to the North West corner of the property and they would take it through their property. Council member Randall said that the City is preparing to spend \$95,000 to bring the water line to the property, and the City does not have the funds to spend another \$40,000 to bring a sewer line to the property line. The City will get relatively little from the buildings as they are only warehouses. The Council informed Mr. Larsen and Mr. Thorsen that as future developers tap into the sewer line, they will be required to pay them a portion of the cost, if they Larson Miller puts in the line. Council member Wheeler said that the Sewer cost sharing can be written into the development agreement and noted on the plat, and he recommended that the Council and the developers review past development agreements, such as Emerald Cove, for reference. The Miller\ Larsen Development can collect compensation for a percentage of the sewer as future developers tap into the line but it may not happen for several years, and they will need to initiate collecting the funds from the future developers. Mr. Larsen asked about a time frame for the installation of the water line and for them to begin building. Mike Grunig informed him that the installation of the water lines would begin sometime in the spring. The City still needs to get the engineering done and work out some easement issues. The building inspector and Fire Chief informed them that they could begin building immediately. Mr. Larsen informed the Council that they would agree to bring in the sewer line if the City would bring in the water line as planned. Council member Randall made a motion to approve the installation of an 8" water line from 3100 North to the Larsen Miller property line at 200 West; and an 8" water line along the future 200 west from 3200 North to the Larsen Miller property line. Council Member Flint seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0

Consider Resolution 15-01 - A resolution of the City Council of the City of Hyde Park, Utah, Encouraging the State of Utah to address Comprehensive Transportation Funding: Council member Kelly informed the Council that he thinks they do not have enough information to make a decision on this resolution. The Council requested that the discussion on this resolution be continued to a later Council meeting when the Mayor could be in attendance.

Public Hearing: Receive citizen input, review and possibly approve the Hyde Park City Master Road Plan: Council member Randall opened the public hearing for citizen input. There

was no input. Council member Randall closed the public hearing and opened it up to the Council for discussion. Council member Kelly asked if there is a need for East to West arterials. Mark Lynne said that they felt that it is not important to move traffic in that direction as it just goes to the airport and the mountains. Council member Christensen made a motion to approve the additions to the Master Road Plan as presented. The Council had some discussion about the roads all meeting up with current or planned roads in Smithfield. Council member Wheeler seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Public Hearing: Receive input, review and possibly approve Ordinance 15-01 an Ordinance amending 12.170.130 Commercial Development Incentive Ordinance: Council member Randall opened the public hearing for citizen input. There was no input. Council member Randall closed the public hearing and opened it up to the Council for discussion. Mark Lynne informed the Council that the Planning and Zoning Commission was asked to revise the Ordinance to make it so that the incentive Ordinance is more business friendly and to extend the length of time in which businesses can be reimbursed. The Council discussed the intent of the Ordinance and read through it to see if it matched the City's intent. Council member Christensen made a motion to approve Ordinance 15-01 an Ordinance amending 12.170.130 Commercial Development Incentive Ordinance. Council member Randall seconded the motion. Council member Kelly questioned to meaning of the line "Fees and costs of infrastructure development related to the business must be \leq (less than or equal) to $\frac{1}{2}$ the total City sales tax revenue received from the State which was collected by the business for two years". The Council determined that the sentence was confusing, did not add to the Ordinance, and should be removed. Council member Christensen withdrew his original motion. Council member Kelly made a motion to approve Ordinance 15-01 an Ordinance amending 12.170.130 Commercial Development Incentive Ordinance. Council member Randall seconded the motion. Council member Wheeler said that he would like to read the ordinance with the changes made and make sure that it meets the City's needs. The Council had a discussion about budgeting for reimbursements the City would make and if the City should request projected sales tax from the business. Council member Kelly rescinded his motion. The discussion of Ordinance 15-01 an Ordinance amending 12.170.130 Commercial Development Incentive Ordinance was continued to February 11, 2015.

Water / Sewer: Council member Randall informed the Council that there is a sewer meeting tomorrow, January 29th, with the six Cities excluding Logan City at 10:00am to meet with the attorney on the first draft of the interlocal agreement.

Streets: Council member Christensen informed the Council that the County secured some CCOG funds to improve the 4200 North entrance off the highway. Hyde Park has annexed this road into the City and will match the funds and clean up that entrance. The City shop shed is complete.

Financial Review Workshop - Presentation of the 6 month Financials Review and December Financial Statement - Donja Wright reviewed the December financial statement

with the Council and explained the information on the first two pages of the financial statement. The Council also reviewed a 6 month summary of all departments. Donja informed the Council that building permits and impact fees are down from last year and at this point there is not any additional revenue coming into the City, so the budget will need to be followed and monitored closely. The City has some reserve Class "C" road funds to help with the big road projects that are in the works.

Council member Christensen made a motion to move to an executive session to discuss the purchase of real property. Council member Wheeler seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Adjourn: 9:30

Donja Wright – City Recorder

Council member Flint made a motion to approve the minutes from the January 28, 2015 Council meeting as amended. Council member Christensen seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5-0.